

Town Planning/Building Committee for Salem School Renovation
September 8, 2009
Salem School Media Center
7:00 P.M.

PRESENT: Dinis Pimentel, Jim Choquette, Bill Weinschenker, Donna Leake, Jenifer Lee, Monica McIntyre (left at 7:18 P.M.), Chris LaRose, Richard Asafaylo

ABSENT: Mike Siebert, Donald Bourdeau, Horace Lindo, Stuart Gadbois

GUESTS: Charles Boos KBA, Maryann Casciano (left at 7:52 P.M.), Denise Orsini, Steve Buck (arrived at 7:10 P.M.), Daniel Kung (arrived at 7:40 P.M.), Pam Munro (left at 7:57 P.M.)

CALL TO ORDER: Meeting called to order at 7:03 P.M. by Dinis Pimentel, Chairman.

M/S/C (Weinschenker/Choquette) to approve the August 25, 2009 minutes as presented.

Vote: Yes- 5 No-0 Abstain-3 (J. Lee, C. LaRose, M. McIntyre) Motion passed.

D. Pimentel tabled Agenda item 4 (Review and Approve the RFP for Construction Manger) to the next meeting.

D. Pimentel discussed important key elements about the project: fire/life safety, security, ADA compliance, electrical, mechanical, and technological and how this affects programmatic needs.

There is likely to be questions about what else could be done other than renovate the school. These items include sending middle school students to East Lyme, building a new school to accommodate Salem and northern East Lyme Pre-K through 4th grade, and a magnet school. These ideas all come at a cost of about \$7,000,000 to about \$30,000,000, and Salem School would still be in need of repair. The estimated cost of simply sending our middle school to East Lyme is an additional \$850,000 more per year than educating them in-house. There were surveys sent out to Salem residents several years ago that indicated they did not favor the idea of sending Salem school children to other towns for education. D. Pimentel will ask M. Siebert to find the results of this survey.

Other options to repair the building include the ten year capital plan. This option would cost about the same as the total cost of the current plans for renovation, take ten years to complete, have a similar mil rate impact, there would not be any security or educational improvements and the reimbursement from the State is reduced to apply to a limited portion of the overall project with no forgiveness of deferred maintenance. The option of doing nothing at all would eventually have to bring the idea of building an entirely new school. This could cost about \$36,000,000 and the building would have less community capacity than the existing facility (i.e. smaller gym than the current one).

D. Pimentel projected on a Smart Board the current renovation plans as well as the New/Existing Space Comparisons. Discussion points from this presentation include:

- The size of the gym does not change because of the stage. The current stage is not ADA compliant; the new platform area will be ADA compliant, sufficiently sized for the events on stage, and also serve as the middle school music room and the band space – providing three functions in what had been conceptualized as only the Middle School music room.
- Student services as labeled on the lower level floor plan are food services.
- The security at the entrance of the school is improved with the configuration of the school's general office. The aggregate of floor plan changes results in a change of about 400 square feet is for these functions. The current school central office space is reconfigured to provide space for the combined student services space.
- The lobby that will be added on to the gym must support 2/3 of the capacity of the room. The current configuration is not code compliant.
- The mechanical system is currently has an inefficient design and high maintenance costs. The boiler has six primary loops when it should have only one.
- The building will have heat recovery units to exchange stale air for fresh air while collecting the heat from the exhaust air.
- There will be more exits directly onto grade.
- Additional security enhancements include card access, alarms if a door is propped open and the renovated area will be fully sprinkled. Currently, no portion of the school has sprinklers. There is fire suppression in the kitchen though.
- The changes to the parking lot benefits include separate flow for buses, parent drop off for students and handicapped that doesn't have to cross the parking lot, the same number of parking spots before and after and access to the rear parking lot does not have to cross the front parking lot first.

S. Buck suggested that the general outlook of the town has changed about demolishing the 1940's building because there have been new people moving into town in the last 10-12 years that don't have the connection with the building. When the renovation plan was presented to the Salem Seniors there was no mention of the demolition from the audience.

At the coffee presentation it was suggested to bring people on a tour of the school and show the areas in need of renovation. The history of the committee will be included that will show the progression from about four years ago when the facility committee formed to this committee and this process has taken years of thought and consideration.

D. Pimentel asked the committee "why now?" for this project. Answers included that there is no better time to bid because contractors are looking for work. The current interest rate is low, and the 1994 addition was done at a time when the economy was coming out of a recession.

The committee should know about the status of the waivers after September 23.

Next meeting date is September 22, 2009 at 7:00 P.M. at Salem School.

M/S/C (Choquette/Weinschenker) to adjourn. Vote: All in favor. Meeting adjourned at 9:35 P.M.

Respectfully submitted by:
Lindsay K. Chester
Recording Secretary